



Development Review Board

A G E N D A

March 19, 2010 ■ 8:30 am

Committee Room

Second Floor, City Hall

- I. Call to Order**
- II. Adjustments to the Agenda**
 - Items for Consideration**
 - 1. Consent Items**
 - a. UDO Items**
None
 - b. Zoning Ordinance Items**
None
 - 2. UDO County Items**

2.1	D0900196	American Tobacco Trail- Phase E	Major Site Plan
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 - 3. UDO City Items**

3.1	D0800085	Keystone East	Minor Site Plan
3.2	D0900254	Duke Chiller Plant Expansion	Minor Site Plan
3.3	D1000037	Walltown Park Amendment	Simplified Site Plan
 - 4. Zoning Ordinance County Items**
None
 - 5. Zoning Ordinance City Items**
None
 - 6. Other Items**
None
- IV. Adjournment**

Notice Under the Americans with Disabilities Act

A person with a disability may receive an auxiliary aid or service to effectively participate in city government activities by contacting the ADA Coordinator, voice 919-560-4197, fax 560-4196, TTY 919-560-1200, or ADA@durhamnc.gov, as soon as possible but no later than 48 hours before the event or deadline date.

Staff Contact: Teri Danner, Planning Supervisor
919.560.4137 x28246 □ teri.danner@durhamnc.gov

Development Review Board - Case Action Form

Item No: 2.1

CASE SUMMARY		Meeting Date: 03/19/2010			
Project Name:	AMERICAN TOBACCO TRAIL- PHASE E				
Application For:	MAJOR SITE PLAN				
Location:	5210 HIGHGATE DRIVE				
Applicant:	SOUTHPOINT MALL LLC TICON PROPERTIES LLC				
Case #:	D0900196	PIN:	0718-04-63-1274.SPL 0718-04-55-8566		
Project Scope:	4.1 MILE PUBLIC GREENWAY TRAIL TO CONNECT THE 23 MILE EXISTING AMERICAN TOBACCO TRAIL SYSTEM				
Resource Person:	DCULTRA	Zoning Dist.	CC	Overlay Dist.	F/J-B

DRB MEMBERS:	Eligible to Vote	Present		M/S	Vote	
Number Needed For Quorum: 6		Yes	No		Yes	No
Bike/Ped Commission	<input checked="" type="checkbox"/>					
City/County Inspections	<input checked="" type="checkbox"/>					
City/County Planning	<input checked="" type="checkbox"/>					
City Engineering	<input checked="" type="checkbox"/>					
DOST Commission	<input checked="" type="checkbox"/>					
N.C. DOT	<input checked="" type="checkbox"/>					
Planning Commission	<input checked="" type="checkbox"/>					
S + E Control	<input checked="" type="checkbox"/>					
Transportation	<input checked="" type="checkbox"/>					
City Stormwater	<input checked="" type="checkbox"/>					
County Stormwater	<input checked="" type="checkbox"/>					

Action Taken:

Meeting Comments/Conditions

1. Sec. 8.4.4C.2 and 8.4.4D.3 Floodplain development permit for pedestrian trail; 2. Sec. 8.5.5F, Stream buffer intrusions for pedestrian trail; 3. Recommendation on the site plan pending approval of the major special use permit for reduction in the MTC b

**APPLICATION FOR
UDO FLOODWAY AND/OR FLOODWAY FRINGE
DEVELOPMENT/FILL REQUIRING DRB APPROVAL**

**Unified Development Ordinance Section 8.4.4C – Development in Special Flood Hazard
Area: Fill or Development in the Floodway Fringe or Non-Encroachment Area Fringe
Requiring Development Review Board Approval**

8.4.4C.2. Floodway Fringe or Non-Encroachment Area Fringe: “Land in the floodway fringe, non-encroachment area fringe, or Areas of Shallow Flooding (Zone AO) may be used for the following purposes, and may be filled in support of such uses, provided that the DRB determines that such uses are designed and shall be constructed to minimize clearing, grading, erosion and water quality degradation.

- a. Crossings by streets, driveways, pedestrian walkways, and railroads provided that they cross the Special Flood Hazard Areas or Future Conditions Flood Hazard Areas as nearly perpendicular to the stream as possible. Such facilities may run within and parallel to the stream if no other access to the property is feasible.
- b. Intakes, docks, piers, utilities (including water and wastewater treatment, stormwater control and sedimentation and erosion control facilities), bridges, other public facilities and water-dependent structures.”

Case 120900196

Project Name: American Tobacco Trail - Phase E

Applicant: Parsons Brinckerhoff, for the City of Durham

PIN: See attached plans

What is the nature of the proposed development within the floodway fringe or non-encroachment area fringe? Construction of a multi-use greenway.

What is the area within the floodway fringe or non-encroachment area fringe?

Acres = 14.59

Square Feet = 635,540

What is the area and percentage of existing floodway fringe or non-encroachment area fringe previously filled or developed?

Area of fill = 57,950 sf

Percentage of fill = 9.1

Area of development= 57,950 sf

Percentage of development= 9.1

What is the area and percentage of floodway fringe or non-encroachment area fringe to be filled or developed?

Area of fill = 70,706 sf

Percentage of fill = 11.1

Area of development = 70,706 sf

Percentage of development= 11.1

Provide a separate, written narrative of how the request minimizes clearing, grading, erosion and water quality degradation.

8.4.4C.3. Floodway or Non-Encroachment Area: "Land in the floodway or non-encroachment area may be used for the following purposes, and may be filled in support of such uses, if a professional engineer registered in the State of North Carolina certifies that such uses will result in no increases in flood levels during the occurrence of a base flood or if the Federal Emergency Management Agency (FEMA) authorizes conditional approval of the proposed encroachment via a Conditional Letter of Map Revision (CLOMR), and provided that the DRB determines that such uses are designed and shall be constructed to minimize clearing, grading, erosion and water quality degradation.

- a. Crossings by streets, driveways, pedestrian walkways, and railroads provided that they cross Special Flood Hazard Areas or Future Conditions Flood Hazard Areas as nearly perpendicular to the stream as possible. Such facilities may run within and parallel to the stream if no other access to the property is feasible.
- b. Intakes, docks, piers, utilities (including water and wastewater treatment, stormwater control and sedimentation and erosion control facilities), bridges, other public facilities and water-dependent structures.
- c. Other encroachments authorized by FEMA.

What is the nature of the proposed development within the floodway or non-encroachment area?
Construction of a multi-use greenway.

What is the area of the site within the floodway or non-encroachment area?
Acres = 7.85 Square Feet = 314,946

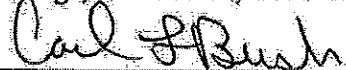
What is the area and percentage of existing floodway or non-encroachment area previously developed, if any?
Area of development= 18,688 sf Percentage of development= 5.5

What is the area and percentage of floodway or non-encroachment area to be developed?
Area of development= 20,484 sf (Total Development) Percentage of development= 6.0
Area of development= 1,796 sf (New Development) Percentage of development= 0.5

Provide a copy of a sealed, no-rise certification and a separate, written narrative of how the request minimizes clearing, grading, erosion and water quality degradation.

See attached email from Christy Sokol stating the determination of a no-rise condition. For this certification, a LOMR will need to be prepared. Completion of the LOMR is ongoing.
Attach to this application any additional supporting documentation to be considered by the DRB and the governing body in their deliberation of this request.

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information, and belief.



Applicant Signature

3-8-2010

Date

The Development Review Board at their meeting on _____ after reviewing this application and supporting documentation has approved/deferred action/recommended denial of the request for filling _____% (_____ acres) and developing _____% (_____ acres) of the floodway fringe or non-encroachment area fringe. In making this determination, the Board based their decision on the following factors:
The proposed uses are designed to minimize clearing, grading, erosion and water quality degradation and

Required Conditions:

1. Floodplain development permit shall be approved prior to commencement of construction.
 2. Site to be constructed in conformance with the approved site plan.
 3. As-built drawings to be submitted and approved prior to Certificate of Compliance and final approval.
 4. _____
-
-

Clerk to the Development Review Board

Date

The Development Review Board at their meeting on _____ after reviewing this application and supporting documentation has approved/deferred action/recommended denial of the request for developing _____% (_____ acres) of the floodway or non-encroachment area. In making this determination, the Board based their decision on the following factors: The proposed uses are designed to minimize clearing, grading, erosion and water quality degradation, a no-rise certification/CLOMR/LOMR has been approved and

Required Conditions:

1. Floodplain development permit shall be approved prior to commencement of construction.
 2. Site to be constructed in conformance with the approved site plan.
 3. As-built drawings to be submitted and approved prior to Certificate of Compliance and final approval.
-
-
-

Clerk to the Development Review Board

Date

American Tobacco Trail – Phase E

UDO Floodway Development and Fill Application Narrative to minimize disturbance

The following information describes the different methods that the trail design incorporates that minimizes the clearing, grading, erosion and water quality degradation.

Gum Creek and its tributaries are in a FEMA delineated floodplain. The American Tobacco Trail has to cross Gum Creek and its tributaries three times to connect the existing sections of the American Tobacco Trail. The new alignment for the trail parallels Gum Creek in other areas.

Clearing

To minimize the clearing limits, several design features were incorporated. The cut and fill slopes were set at 2:1. This is the steepest slope that can be managed without additional soil reinforcement. The profile of the trail was set to balance the amount of cut and fill. Excessive amounts of cut and fill were balanced to produce equal amounts. The profile of the trail was set at 1 foot above the 10 year return stormwater elevation. This elevation set the trail low enough to minimize the clearing but also reduce the amount of time that the trail might be flooded.

Drainage cross pipes are installed at each stream crossing. Additional cross pipes have been added to help the flow of water through the floodplain during storm events. This will allow water to continue flowing like the existing floodplain rather than constricting all of the water through a single drainage structure.

Grading

To minimize the amount of grading required, several design features were incorporated. The profile of the trail was set to balance the amount of cut and fill. Excessive amounts of cut and fill were balanced to produce equal amounts. The profile of the trail was set at 1 foot above the 10 year return stormwater elevation. This elevation set the trail low enough to minimize the grading required but also reduce the amount of time that the trail might be flooded.

The drainage structure crossings have the trail profile set at a minimum amount of cover. Headwalls or flared end sections will be attached to the ends of the structures to protect the cover over the pipes rather than just increase the amount of cover.

Erosion and Water Quality Degradation

To minimize the erosion and water quality degradation several design features were incorporated. All of the trail side drainage conveyance methods used grass lined ditches. The swales will be grass lined which will filter out any pollutants. All of the locations where the trail will intersect roads, bollards and gates will be installed. This will prevent any motorized use of the trail. Non-motorized use of the trail will greatly reduce the amount of pollutants and suspended solids from the water flow.

The outlets of the trail ditches will end before joining the streams. This will leave the stream buffers to filter the water before it enters the streams.

The main drainage structures will have the inverts set 6 inches below the existing stream bed elevation. This will allow the structure to be covered in natural material allowing the stream to return to a more natural type environment.

ENGINEERING "NO-IMPACT" CERTIFICATION

This is to certify that I am a duly qualified engineer licensed to practice in the State of North Carolina. It is further to certify that the attached technical data supports the fact that proposed American Tobacco Trail - Phase E (Name of Project) will not impact the 100-year flood elevations, floodway elevations, or floodway widths on Gum Creek (Name of Stream) at the modeled sections in the Flood Insurance Study for City of Durham, Durham County (Name of Community) dated 2-2-2007 and 8-2-2007 (Study Date) and will not impact the 100-year flood elevations, floodway elevations, or floodway widths at unpublished cross-sections in the vicinity of the proposed development.

8-12-2009

(Date)

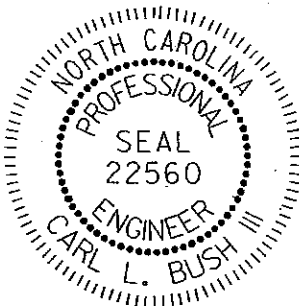
Carl L. Bush

(Signature)

Senior Engineer

(Title)

Seal:

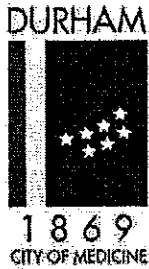


909 Aviation Parkway, Suite 1500

(Address)

Morrisville, NC 27560

(Address)



DURHAM | NORTH CAROLINA



CITY-COUNTY FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

SECTION I: GENERAL PROVISIONS

1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until Final Approval is issued.
5. The permit will expire if no work is commenced within six months of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state, and federal regulatory requirements.
7. Applicant gives consent to the Floodplain Administrator or his/her representative to make reasonable inspections required to verify compliance.
8. For activities requiring site plan or plat approval the application is submitted to the City/County Planning Department.
9. For activities involving single family or two family development on a lot of record, temporary uses, or demolition not requiring site plan approval, the application is submitted to the City/County Building Inspections Department.
10. For other activities the application is submitted to the City of Durham Public Works Department or County Engineering as applicable.

SECTION 2: PROJECT INFORMATION (To be completed by APPLICANT)

SITE INFORMATION

To avoid delay in processing the application, please provide enough information to easily identify the project location. Attach additional sheets if necessary.

STREET ADDRESS American Tobacco Trail greenway from NC 54 to
Massey Chapel Road.

PIN n/a,
FEMA COMMUNITY NUMBER 370085, 370086,
FIRM PANEL NUMBER(S) 0717, 0718, 0727,
FIRM EFFECTIVE DATE 2-2-2007, 8-2-2007, 2-2-2007
BASE FLOOD ELEVATION(S) (NAVD1988) 238.0 to 268.3 (Gum Creek)
(Gum Creek elevations from revised HEC-Ras Model)
256. to 277.0 (Southwest Creek)

The permit application must be accompanied by a certified drawing sealed by a licensed Professional Engineer or Professional Land Surveyor registered in the State of North Carolina that shows the location of all FEMA floodplain boundaries, existing structures, water bodies, adjacent roads, lot dimensions, surveyed location of Base Flood Elevations, and proposed development.

IS DRAWING ATTACHED? ☒ YES ☐ NO (Drawing not sealed)

OWNER'S NAME: _____	
MAILING ADDRESS: _____	
TELEPHONE NUMBER: _____	EMAIL ADDRESS: _____
BUILDER'S NAME: <u>n/a</u>	
MAILING ADDRESS: _____	
TELEPHONE NUMBER: _____	EMAIL ADDRESS: _____
ENGINEER'S NAME: <u>Carl Bush, Parsons Brinckerhoff</u>	
MAILING ADDRESS: <u>909 Aviation Parkway, Suite 1500 Morrisville, NC 27560</u>	
TELEPHONE NUMBER: <u>919-468-2157</u> EMAIL ADDRESS: <u>Bushc@pbworld.com</u>	

DESCRIPTION OF WORK (Check all applicable boxes)

A. STRUCTURAL DEVELOPMENT N/A

<u>ACTIVITY</u>	<u>STRUCTURE TYPE</u>
<input type="checkbox"/> New Structure	<input type="checkbox"/> Residential (1-4 Family)
<input type="checkbox"/> Addition	<input type="checkbox"/> Residential (More than 4 Family)
<input type="checkbox"/> Alteration	<input type="checkbox"/> Non-residential (Floodproofing? <input type="checkbox"/> Yes)
<input type="checkbox"/> Relocation	<input type="checkbox"/> Combined Use (Residential & Commercial)
<input type="checkbox"/> Demolition	<input type="checkbox"/> Manufactured (Mobile) Home (In Manufactured
<input type="checkbox"/> Replacement	Home Park? <input type="checkbox"/> Yes)

ESTIMATED COST OF PROJECT \$ _____

B. OTHER DEVELOPMENT ACTIVITIES

☒ Clearing ☒ Fill ☐ Mining ☐ Drilling ☒ Grading
☒ Excavation (Except for Structural Development Checked Above)
☐ Watercourse Alteration (Including Dredging and Channel Modifications)
☒ Drainage Improvements (Including Culvert Work)
☐ Road, Street or Bridge Construction
☐ Subdivision (New or Expansion)
☐ Individual Water or Sewer System
☒ Other (Please specify) Construction of a recreational greenway

IS THE DEVELOPMENT LOCATED IN THE FEMA REGULATED FLOODPLAIN?

☒ YES ☐ NO

If yes, complete Section 3.

CERTIFICATION

As the applicant I certify that I am either the owner or authorized agent of the owner and that all statements herein and in attachments to this application are, to the best of my knowledge, true and accurate.

PRINT APPLICANT'S NAME Carl Bush

APPLICANT'S SIGNATURE Carl Bush

DATE 3-8-2010

SECTION 3: ADDITIONAL INFORMATION (To be completed by APPLICANT)

If the proposed development is located in a Special Flood Hazard Area the applicant must submit the documents as noted below before the application can be processed:

- X Development plans, drawn to scale, and specifications, including where applicable: details for anchoring structures, proposed elevation of lowest floor (including basement), types of water-resistant materials used below the first floor, details of floodproofing of utilities located below the first floor, and details of enclosures below the first floor. **(Required for structural development activities.)**
- n/a Completed Floodplain Building application **(Required for building permit requests involving structures.)**
- X A copy of all data and hydraulic/hydrologic calculations used to determine the base flood elevation and floodway limits. **(Required for proposed development of properties that exceeds 50 lots or 5 acres, whichever is the lesser, and there is unnumbered A Zone on the property.)**
- X A copy of all data and hydraulic/hydrologic calculations used to determine the floodway limits. **(Required for proposed development in the floodplain where base flood elevations are established but no floodway or non-encroachment areas are determined.)**
- X Plans showing the extent of watercourse relocation and/or landform alterations. **(As applicable)**
- X Change in water elevation (in feet) 0 foot change
Meets ordinance limits on elevation increases: X YES 0 NO
(Required for proposed encroachments to a floodway or non-encroachment area.)
- X Top of new compacted fill elevation (see plans - elevation varies) ft.(NAVD1988).
(Required for development involving fill in the floodplain.)
- n/a Floodproofing protection level (non-residential only) _____ ft.(NAVD1988).
Applicant must attach certification from registered engineer or architect.
(Required for floodproofed structures.)
- X Certification from a registered engineer that the proposed activity in a regulatory floodway will not result in any increase in the height of the regulatory flood event, or conditional approval issued by FEMA via a Conditional Letter of Map Revision (CLOMR) for the proposed activity. A copy of all data and hydraulic/hydrologic calculations supporting this finding must also be submitted. **(Required for proposed encroachments to a floodway or non-encroachment area.)**
See attached email from Christy Sokol stating the "no rise condition."
The final approval conditional upon LOMR completion.

SECTION 4: APPLICATION DETERMINATION (To be completed by FLOODPLAIN ADMINISTRATOR or designee)

The Project Site:

① FIRM #
3720071800-5
ED = 8.2.07
FIS #
37063 CV001B
RD = 8.2.07
Pg 100, TBL #12
GUM CREEK

- ① Is NOT located in a Special Flood Hazard Area (Notify the applicant that the application review is complete and NO FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED).
- ② Is partially located in the SFHA, but building/development is not. (Notify the applicant that the application review is complete and NO FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED).

Is located in a Special Flood Hazard Area
FIRM zone designation is "A" & "AE"

Regulatory Base Flood Elevation at the site is: _____ ft. (NAVD1988)

① BFE = 248.8' → 254.2'

② BFE = 256.0' → 268.3' (REVISED MODEL)

Is located in the floodway or non-encroachment area. *

② REVISED MODEL
HYDRAULIC STUDY REPORT
BY: FB AMERICKS
MORRISVILLE, NC
DATE 5.29.09

SIGNED _____

Name

Title

DATE 3/11/2010

* STORM WATER SERVICES HAS RECEIVED AND APPROVED THE NO RISE CERTIFICATION AND FLOOD STUDY FOR THE PROPOSED ENCROACHMENT OF GUM CREEK FOR THIS PROJECT.

SECTION 5: PERMIT DETERMINATION (To be completed by FLOODPLAIN ADMINISTRATOR or designee)

I have determined that the proposed activity: ① Is ② Is not
in conformance with provisions of the Local Floodplain and Flood Damage Protection Standards. The floodplain development permit is issued subject to the following conditions:

SIGNED _____

Name

Title

DATE _____

If application is approved, the Floodplain Administrator or designee may issue a Floodplain Development Permit upon payment of designated fee.

If application is not approved, the Floodplain Administrator or designee will provide a written summary of deficiencies and/or additional information that is required. Applicant may revise and resubmit an application or may request a meeting with the Floodplain Administrator.

SECTION 6: AS-BUILT ELEVATIONS (To be submitted by APPLICANT before
Final Approval is issued)

The following information must be provided for structures that are part of this application. This As-built elevation data must be certified by a registered professional engineer or a licensed land surveyor (or attach a certification to this application). Complete 1 and 2 below.

1. Actual (As-Built) Elevation of the top of the lowest floor, including basement, bottom of lowest horizontal structural member of the lowest floor, excluding piling(s) and columns) is: _____ ft. (NAVD1988).
2. Actual (As-Built) Elevation of floodproofing protection is _____ ft. (NAVD1988)

SECTION 7: COMPLIANCE ACTION (To be completed by FLOODPLAIN
ADMINISTRATOR or designee)

The **FLOODPLAIN ADMINISTRATOR or designee** will complete this section as applicable based on inspection of the project or evaluation of as-built conditions to ensure compliance with the community's local law for flood damage prevention.

INSPECTIONS

DATE _____	BY _____	DEFICIENCIES?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
DATE _____	BY _____	DEFICIENCIES?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
DATE _____	BY _____	DEFICIENCIES?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

INSPECTIONS OR PERMIT CONDITIONS TRACKING NOTES

SECTION 8: FINAL APPROVAL (To be completed by FLOODPLAIN
ADMINISTRATOR or designee)

Final Approval issued:

SIGNED _____ DATE _____
Name Title

DURHAM DEVELOPMENT REVIEW
D0900196 American Tobacco Trail-Phase E
MAJOR SITE PLAN 3rd Review

The following are the review comments and corrections for the above referenced plan. Comments are not final until 5:00 pm on the published due date and may be subject to change prior to that time:

PLEASE NOTE: Departments that approve this case may not include a "No Comments" in this document. If you do not see comments for a particular department, please check the Approvals in Land Development Office on-line. If the approval has not been given, then comments are still pending.

PLANNING **Danny Cultra 560-4137 ext 238**
03/16/2010

All previous comments addressed

CITY STORMWATER **Public Works, Stormwater Services 560-4326**
01/19/10 (from 2nd review)

Water Supply Watershed Overlay	F/J-B
River Basin	Cape Fear
BMPs Proposed	Unknown
Required Treatment for the Project	Unknown

The Stormwater Services Division has reviewed the subject plan and has the following comments:

1. The consultant who prepared this stormwater impact analysis is required to come in and discuss this project and work out the remaining details with water quality and water quantity. The remaining questions should be able to be addressed with the next submittal.

RNJ

COUNTY STORMWATER & EROSION CONTROL **Chris Roberts 560-0739**
01/19/10 (from 2nd review)

- **Erosion Control Group**
 1. General Comment: As this project involves municipal construction, it is not subject to the City-County sedimentation and erosion control ordinances. The project is subject to approval by the NCDENR Division of Land Resources. Please be aware that the

Division of Land Resources does not require tree protection fencing to be in place prior to issuing approval. An alternative method for insuring the installation of tree protection fencing should be determined and added as a plan note.

- Stormwater Group

1. General Comment: All of the requirements of the new Jordan Lake Stream Buffer requirements and the Durham City/County UDO must be met. The Jordan Lake Buffer rules may be found at:
<http://h2o.enr.state.nc.us/nps/JordanNutrientStrategy.htm>
2. Cover Sheet: Please place a note that states:
All applicable Jordan Lake Nutrient Management Strategy Rules at the time of approval must be adhered to.

ADVISORY COMMENTS

**Please note that comments from advisory boards and departments
are suggestions, except when code-based.**

BICYCLE/PEDESTRIAN ADVISORY COMMITTEE bpac.devrev@durhamnc.gov

01/27/2010

1. We urge the applicant to provide the widest possible curb ramps in the construction drawings to facilitate two-way bike/ped. traffic at this tight intersection. The curb ramp depicted on the north side of the intersection appears narrower than the one on the south side.
2. We urge the applicant to provide minimum. 15' long paved aprons at these connections, in order to minimize spillover of gravel onto the trail. Please provide these in the construction drawings.

Development Review Board - Case Action Form

Item No: 3.1

CASE SUMMARY		Meeting Date: 03/19/2010			
Project Name:	KEYSTONE EAST				
Application For:	MINOR SITE PLAN				
Location:	4700 HOPSON ROAD				
Applicant:	HagerSmith Design PA KEYSTONE EAST ASSOCIATES LLC				
Case #:	D0800085	PIN: 0747-03-23-7319			
Project Scope:	TWO OFFICE BUILDINGS TOTALING 158,000 SQUARE FOOT WITH 662 PARKING SPACES ON 12.25 ACRES				
Resource Person:	SHB	Zoning Dist. IL	Overlay Dist.		

DRB MEMBERS:	Eligible to Vote	Present		M/S	Vote	
		Yes	No		Yes	No
Number Needed For Quorum: 6						
Bike/Ped Commission	<input checked="" type="checkbox"/>					
City/County Inspections	<input checked="" type="checkbox"/>					
City/County Planning	<input checked="" type="checkbox"/>					
City Engineering	<input checked="" type="checkbox"/>					
DOST Commission	<input checked="" type="checkbox"/>					
N.C. DOT	<input checked="" type="checkbox"/>					
Planning Commission	<input checked="" type="checkbox"/>					
S + E Control	<input checked="" type="checkbox"/>					
Transportation	<input checked="" type="checkbox"/>					
City Stormwater	<input checked="" type="checkbox"/>					
County Stormwater	<input type="checkbox"/>					

Action Taken:

Meeting Comments/Conditions

1. Sec. 3.6.9 waiver for parking, dumpster, tree coverage and stormwater facilities

Development Review Board - Case Action Form

Item No: 3.2

CASE SUMMARY		Meeting Date: 03/19/2010	
Project Name:	DUKE CHILLER PLANT EXPANSION		
Application For:	MINOR SITE PLAN		
Location:	2100 DUKE UNIVERSITY ROAD		
Applicant:	DUKE UNIVERSITY The John R. McAdams Company		
Case #:	D0900254	PIN: 0811-05-69-9254.L00	
Project Scope:	25,160 SQUARE FOOT EXPANSION OF CHILLER PLANT ON 3.73 ACRE PROJECT AREA OF DUKE UNIVERSITY CAMPUS		
Resource Person:	JMORRIS	Zoning Dist. UC	Overlay Dist.

DRB MEMBERS:	Eligible to Vote	Present		M/S	Vote	
		Yes	No		Yes	No
Number Needed For Quorum: 6						
Bike/Ped Commission	<input checked="" type="checkbox"/>					
City/County Inspections	<input checked="" type="checkbox"/>					
City/County Planning	<input checked="" type="checkbox"/>					
City Engineering	<input checked="" type="checkbox"/>					
DOST Commission	<input checked="" type="checkbox"/>					
N.C. DOT	<input checked="" type="checkbox"/>					
Planning Commission	<input checked="" type="checkbox"/>					
S + E Control	<input checked="" type="checkbox"/>					
Transportation	<input checked="" type="checkbox"/>					
City Stormwater	<input checked="" type="checkbox"/>					
County Stormwater	<input type="checkbox"/>					

<p>Action Taken:</p> <p>Meeting Comments/Conditions</p> <p>1. Sec. 6.11.4L.2 and 12.4.2 location of required sidewalk in the UC district; 2. Site plan</p>

DURHAM DEVELOPMENT REVIEW
D0900254 Duke University Chiller Plant Expansion
MINOR SITE PLAN
3rd review – February 2010
(DRB)

PLANNING

Jim Morris 560-4137 ext 28225

3rd review:

Holding Comments (posted until resolved):

1. DRB to consider the cost proportional amount (linear feet) and location of required side walk to be installed within the UC district, pursuant to the latest version of the Duke University Pedestrian Plan (D0800138), in conformance with Sections 6.11.4L.2 and 12.4.2.
2. Minor site plan to be considered by DRB (approving Authority per 3.7.1B.2.b)

CITY ENGINEERING Public Works, Engineering Development Review 560-4326

3rd review: 3/1/2010

1. Relocate the proposed sidewalk along Erwin Road to the back of right-of-way to maintain a minimum of 3' between sidewalk and back-of-curb. The minimum sidewalk width at the back of right-of-way is 5'. If the applicant desires the 6' sidewalk to be placed at the back-of-curb, please submit a written description of the reasons for this variance.

TRANSPORTATION

Bill Judge, P.E. 560-4366

3rd review: 2/25/2010

1. No comments.
2. Advisory note: Per UDO Section 12.4.5.A.1, sidewalks shall be a minimum of five feet in width if sufficient right-of-way is dedicated to ensure that, on roads with curb-and-gutter, a grass strip a minimum of three feet in width lies between the sidewalk and the roadway unless otherwise specified by the Public Works Director, or Designee. *As the designee for the Public Works Director, City Engineering must review/approve the applicants request to construct a 6ft. sidewalk at the back of curb along Erwin Road.*

Development Review Board - Case Action Form

Item No: 3.3

CASE SUMMARY		Meeting Date: 03/19/2010			
Project Name:	WALLTOWN RECREATION CENTER-AMENDMENT II				
Application For:	SIMPLIFIED SITE PLAN SMALL				
Location:	1308 WEST CLUB BOULEVARD				
Applicant:	The G.H. Williams Collaborative, PA CITY OF DURHAM				
Case #:	D1000037	PIN:	0822-11-55-3569		
Project Scope:	REVISE GRADING , LANDSCAPING, AND STORMWATER CONTROLS FOR PREVIOUSLY APPROVED SITE PLAN OF RECREATION CENTER ON EXISTING 7.78 ACRE PARK SITE ZONED RU-5(2)				
Resource Person:	DCULTRA	Zoning Dist.	OI RU-5(2)	Overlay Dist.	

DRB MEMBERS:	Eligible to Vote	Present		M/S	Vote	
		Yes	No		Yes	No
Number Needed For Quorum: 6						
Bike/Ped Commission	<input checked="" type="checkbox"/>					
City/County Inspections	<input checked="" type="checkbox"/>					
City/County Planning	<input checked="" type="checkbox"/>					
City Engineering	<input checked="" type="checkbox"/>					
DOST Commission	<input checked="" type="checkbox"/>					
N.C. DOT	<input checked="" type="checkbox"/>					
Planning Commission	<input checked="" type="checkbox"/>					
S + E Control	<input checked="" type="checkbox"/>					
Transportation	<input checked="" type="checkbox"/>					
City Stormwater	<input checked="" type="checkbox"/>					
County Stormwater	<input type="checkbox"/>					

Action Taken:
Meeting Comments/Conditions
1. Sec. 8.5.5F and K additional stream buffer intrusions; 2. Site plan

DURHAM DEVELOPMENT REVIEW
D1000037 Walltown Community Center-Amendment II
SMALL SIMPLIFIED SITE PLAN 1st Review

PLANNING

Danny Cultra 560-4137 ext 238

03/15/2010

Site Info C-1.0:

1. The proposed impervious surface information may not be correct as the plans are being modified from the previously approved version to retain existing sidewalks and a picnic shelter. As required by the Site Plan and Preliminary Plat Standards and Notes (to be further referred to in other comments throughout as SPPPSN), referenced in Sec. 3.7.4, verify the impervious surface data and modify the data as needed.

Site Plan C-3.1:

2. As required by the (SPPPSN), referenced in Sec. 3.7.4, label and define proposed conditions from existing conditions. The picnic shelter and most of the walkways located on the southern side of the property are existing features and as such should be labeled as "existing" to avoid confusion. If there are proposed segments of newly constructed walkways, those should be graphically indicated (delineated) and labeled as such to distinguish those features from the existing conditions.
3. Indicate the 15 inch CMP pipe as "to be abandoned" on all sheets where visible.
4. Indicate the 30 inch CMP pipe as "to be replaced" on all sheets where visible. Note: a floodplain development permit will be required through the construction document process for the replacement of this pipe.

Walltown Grading Plan:

5. This sheet does not match the previous site plan sheet in that the proposed sidewalk located adjacent to the northern parking lot has been widened from what was previously approved in the no-build setback of the 50 foot stream buffer.
 - As required by the (SPPPSN), referenced in Sec. 3.7.4, modify this sheet to match what was previously approved.
 - Or, modify all other plan sheets to reflect the wider sidewalk. Note: the Development Review Board will have to approve the request to allow the wider sidewalk pursuant to Sec. 8.5.5.

Demolition Plan C-2.1:

6. This sheet indicates the limits of disturbance moving down into the stream buffer at several points which the originally approved site plan does not. If the intent is to clear into the stream buffer per this modified plan,
 - Approval will be required from the Development Review Board pursuant to Sec. 8.5.5.

- Indicate what types of intrusions are proposed and how the intrusions are to be revegetated pursuant to Sec. 8.5.5.
- Modify the grading plan to reflect the limits of disturbance and tree protection fencing placement and indicate the location of tree protection fencing on this sheet.
- The limits of disturbance are shown at the floodplain line. Provide a field survey of the floodplain to indicate the actual base flood elevation on this sheet and the grading sheet in the area of the limits of disturbance. If the floodplain is being intruded into, submit a floodplain development permit and DRB application for development and/or fill into the floodplain with the next submittal pursuant to Sec. 8.4.4C.

Landscape Plan **C-7:**

7. There are two areas where plantings appear to be proposed in hard surfaces. One area is in parking space #35 where a canopy tree is proposed in the parking space. The other location is on the western side adjacent to the building where four shrubs are shown proposed in the sidewalk area. As required by the (SPPPSN), referenced in Sec. 3.7.4, verify the locations of the materials and modify the plan to show the materials placed in an appropriate location.

CITY STORMWATER **Public Works, Stormwater Development Review 560-4326**

March 12, 2010

FROM: Jennifer Buzun, Stormwater Services
Email: jennifer.buzun@durhamnc.gov

SUBJECT: Walltown Community Center - Amendment II – Review #1
Case #D1000037
PIN: 0822-11-55-3569

Water Supply Watershed Overlay	N/A
River Basin	Neuse
Disturbed Area <0.5 acres?	No
N Rule Applicable?	Yes
Hydrologic Unit	
N Cales	
Pre I (ac)	
Pre MO (ac)	
Pre UOS (ac)	
Total Site Area (ac)	
Pre Unit N Loading (lb/ac/yr)	
Post I (ac)	
Post MO (ac)	

Post UOS (ac)	
Post Unit N Loading, w/out Treatment (lb/ac/yr)	
Post Unit N Loading, w/ Treatment (lb/ac/yr)	
Required Size of UOS Donor Parcel (DP) (ac)	
Post Unit N Loading, w/ Treatment and DP (lb/ac/yr)	
N Loading to be Offset (lb/ac/yr)	
N Loading Offset Amount (lb/ac/yr)	
Payment Transaction Number	
BMPs Proposed	
Required Treatment for the Project	
Pre Transportation-related Impervious Area (acres)	
Pre Non-Transportation-related Impervious Area (acres)	
Post Transportation-related Impervious Area (acres)	
Post Non-Transportation-related Impervious Area (acres)	

The Stormwater Services Division has reviewed the subject site plan and has the following comments:

1. The applicant must provide revised nitrogen calculations for the project.
2. Please provide the pre and post development transportation and non-transportation related impervious area. Non-transportation-related impervious area includes buildings and sidewalks; transportation-related impervious area includes roads, driveways and parking lots. This is new information that Stormwater Services has not been requesting in the past. Because areas that support vehicle transportation contribute nutrients at a different rate from non-transportation areas such as sidewalks, we need this information for nutrient tracking purposes. We appreciate your cooperation with this new request.
3. The applicant needs to provide a letter from NCDENR regarding the impact to the Ellerbe Creek stream buffer and whether or not they (NCDENR) are going to allow the use of a pre-formed scour hole.

JB